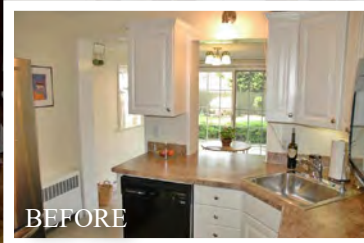


# a modest addition can make a **HUGE** difference



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Metzler Home Builders



2020  
Award-Winning  
**ADDITION**  
Project



**I**magine an enclosed space, 10 feet by 10 feet, with one window and FOUR doorways. While this could be a cozy reading nook, you don't need to be a chef to realize the floor plan and limited space would make for a less than desirable kitchen.

With their expanding family, the homeowners definitely wanted a larger kitchen—one that would provide sufficient space in which to work, as well as serve as an inviting family gathering spot. They also wanted a larger bedroom and a second bathroom. What ensued was the typical debate on whether to expand their existing home or relocate to a larger one. As most who have gone through such deliberations would agree, there's much to consider. For many, there's an emotional attachment to the home itself. There may also be an attachment to the neighbors, the neighborhood, the school district, the shopping, the traffic patterns...to name a few.

Another important consideration common among most homeowners (including this family) is budget...what makes sense given what they already have and what they are looking for? With this in mind, we proceeded with our design and estimating process. In the end, the homeowners decided to stay in their existing neighborhood and add on to their home.

Included in the approved plans was a 14' x 22' two-story addition comprised of a much more spacious kitchen and breakfast nook on the first floor. The second floor included the expansion of the smallest bedroom into the addition to create a master suite complete with a private upscale bath. While meeting the owner's needs, and many of their wants, the finished product showcases bright and functional spaces on both floors.

From our initial meeting, the owners stated they wanted higher-end finishes on the project. When the initial preliminary costs came in over their budget, we collaborated on design and finishes to

**“**Metzler Home Builders and Tim were easy to work with throughout the entire process. They take pride in their work and we couldn't be more happy with the outcome.

Homeowners







Abe Metzler worked as a carpenter for over 20 years when, in 1953, he decided it was time to start his own company. Abe started with home and barn remodeling projects for a number of farmers in the area. With help from his oldest son, Roy, they began to take on more work, and were approached to build a new home. The successful father and son team was the genesis of Metzler Home Builders.

Taking a cue from his father, Roy, Dan Metzler would likewise grow up in the family business. He followed his father around watching his every step, adhering to the same qualities Roy learned from his father. Dan has been a partner since 1978, and he and his wife Janet have successfully handled the business affairs since 1988, when his father retired. In the summer of 2011, Dan and Janet's son, Jordan, joined the Metzler team, and is now the 4th generation to be involved in the family business.

Over the span of more than five decades, Metzler Home Builders has designed and built hundreds of new homes, and has completed countless addition and renovation projects. We have built our reputation on crafting quality homes and additions, providing efficient project management, and open communication through the life of the project, and beyond. The numerous awards and recognitions we have received over the years attest to our team's dedication to our craft and to our customers.

At Metzler Home Builders, we enjoy developing personal relationships with our clients throughout the construction process, with complete customer satisfaction at the heart of every custom home, addition or renovation project we undertake. We take pride in our reputation for high quality and fine craftsmanship, built through years of personal service and attention to detail. That reputation directly reflects the quality of our team.



*“If you want a quality job done right the first time, you should definitely call Metzler.*

Homeowners

bring the project to a comfortable cost. Even with these reductions the project still included fiber cement siding, stamped concrete patio, Marvin Windows, granite countertops, tile backsplash, free-standing tub, and tile shower with frameless enclosure.

Although not part of the original plans, the owners added numerous items throughout the project. These changes included upgrading the electric service, replacing the roof on the detached garage, a new tankless boiler for heating and domestic hot water, low-volt under cabinet lighting, and even sod for the yard.

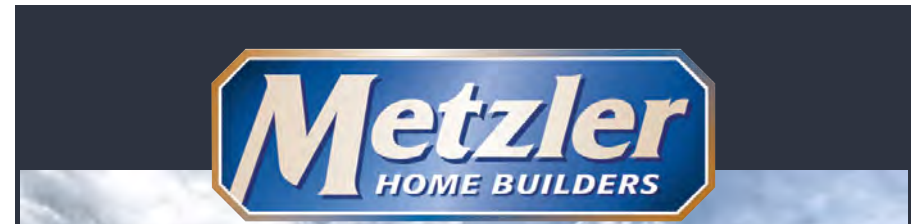
With the architecture of the home being a modified Cape Cod, we worked with the existing shed dormer to define the width of the addition. Due to the rear wall height being 11 inches shorter than the ceiling height, creative design and engineering was required to support the existing roof and construct the new roof without beams protruding from the second floor ceiling. These creative techniques and matching finishes allow the addition to smoothly tie into the existing architectural style.

Several existing items were utilized in the addition to provide continuity with the existing home and reduce overall cost. The existing dining room bay window was removed to create a large opening into the new kitchen. The bay window including the exterior fluted trim and dentil molding was reinstalled in the breakfast nook. Additionally, the radiators and radiator covers were reused on both floors of the addition.

The owners' financial goal was met with the addition and, more importantly, the space we created exceeded their expectations from concept to completion.

What became of that tiny kitchen you ask? It was relegated to the laundry room—where its size and location are very well suited for the task!

R&A



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